

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA. 18322
MINUTES OF MEETING – SEPTEMBER 15, 2004

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:37p.m. on Wednesday, September 15th, 2004, at the Township Municipal Building by Chairman Larry Smith.

Present: Larry Smith, Chris Eckert, Jim Connor, Dave Gordon, Dick Rodenbach, Dave Johnson, Matt Connell, Engineer Chris McDermott, Atty. Tim McManus and Planning Director Dave Albright.

The **Pledge of Allegiance** to the Flag was led by Matt Connell.

****Minutes.** On motion made by Matt Connell, seconded by Larry Smith it was voted to approve the minutes of the August 18th, 2004 meeting with the following change: change Matt Connor to Matt Connell and change Jim Connell to Jim Connor. (7-0).

Submittals:

Defluri, Rose Marie (Minor Subdivision) Effort Associates, Inc. Mike Lalli was present to represent the Rose Marie DeFluri minor subdivision. On motion made by Jim Connor, seconded by Dave Johnson it was voted to accept this plan for review. (7-0) (Plan date 5/2004) (Received 8/26/04).

Blattner, Magda (Minor Subdivision) Steven A. Wright, PLS. and Angela Cook were present to represent the Blattner, Magda minor subdivision. On motion made by Chris Eckert, seconded by Dave Johnson it was voted to accept this plan for review. (7-0) (Plan date 8/30/2004) (Received 8/31/2004).

Plan Review.

****Kal-Tac Inc.** (Land Development Plan/Reverse Subdivision Plan) Effort Associates. Mike Lalli was present on behalf of Effort Associates, Inc. Mike Lalli indicated that the traffic study was still underway. On motion made by Larry Smith, seconded by Dick Rodenbach it was voted to table the plan to allow time for Jim Connor to recommend a different selection of trees for the buffer zone. (7-0). (Plan date 8/2003) (Received 11/10/03 (Accepted for Review 11/19/03) (Tabled 12/17/03, 1/21/04, 2/18/04, 3/17/04, 4/21/04, 5/19/04, 6/16/04, 7/21/04/ 8/17/04, 9/15/04) (***Open ended waiver signed 1/21/04***) (SEO: testing complete planning module ready for approval).

****SEE CORRECTION IN THE 10-20-04 MINUTES**

Warnken, Kathleen (Major Subdivision) Robert Beers, P.L.S. Robert Beers was present. On motion made by Dave Johnson, seconded by Matt Connell it was voted to conditionally approve this plan based on Engineer McDermott's approval of comments #12, #18, #20 and General Comments being satisfactorily addressed. (7-0). (Plan date 2/27/04) (Received 3/4/04) (Accepted for review 3/17/04) (Tabled 4/21/04, 5/19/04, 6/16/04, 7/21/04, 8/17/04) (***Open ended waiver signed 5/19/04***) (SEO: testing is complete, planning module submitted)

Ianuale A. Lewis (Lot Line Adjustment) HMG Engineering, LTD. No one was present to represent the plan. On motion made by Matt Connell, seconded by Jim Connor it was voted to deny this plan with Atty. Tim McManus' and Engineer Chris McDermott's comment letters dated 8/17/04 unless a time waiver is received prior to the Board of Supervisors' meeting on 10/05/04. (Plan date 7/6/04) (Received 7/6/04) (Accepted for Review 7/21/04) (Tabled 8/17/04, 9/15/04) (***90 day review ends 10/21/04***) (***Waiver required by Board of Supervisor's meeting-10/5/04***).

Gray, David L. and Michael L. (Minor Subdivision) Effort Associates, Inc. Mike Lalli was present to represent the minor subdivision. On motion made by Dave Johnson, seconded by Matt Connell it was voted to approve the waiver of HRG's comment #1. (7-0). On motion made by Dave Johnson, seconded by Matt Connell it was voted to approve the waiver of HRG's comment #4. (7-0). On motion made by Matt Connell, seconded by Dave Johnson it was voted to approve the waiver of HRG's comment #6. (7-0). On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to recommend approval of this plan to the Board of Supervisors. (7-0). (Plan date 7/2004) (Received 8/3/04) (Accepted 8/17/04).

Emerson Chase Subdivision (Preliminary Major Subdivision) Boucher & James, Inc. No one was present to represent the plan. Dave Albright read a letter received from Doug Olmstead of Boucher & James indicating their extension of the review time for another 90 days. ***60 day waiver will expire October 15th, 2004***. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan as per written request. (7-0). (Plan date 9/30/03) (Received 10/1/03) (Accepted for Review 10/15/03 (Waiver 60 day 11/19/03, 90 day 2/11/04, 60 day 5/19/04, 8/15/04) Revised 1/30/04, 2/11/04) (Tabled 1/21/04, 2/18/04, 3/17/04, 4/21/04, 5/19/04, 6/16/04, 7/21/04, 8/17/04, 9/15/04) (SEO: Soils testing currently being performed by Del Val Soils).

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval.

Warnken, Kathleen (Major Subdivision) Robert Beers, P.L.S. Testing is complete. The Planning Module is ready for approval. On motion made by Matt Connell, seconded by

Chris Eckert it was voted to approve this planning module and recommend the same to the Board of Supervisors. (7-0).

Gray, David L. and Michael L. (Minor Subdivision) Effort Associates, Inc. Testing is complete. The Planning Module is ready for approval. On motion made by Dave Johnson, seconded by Matt Connell it was voted to approve this planning module and recommend the same to the Board of Supervisors. (7-0).

Other Business.

Zoning Map Change Request-Touzet. Mike Lalli, Effort Associates, Inc., was present to represent Mr. and Mrs. Touzet. A lengthy discussion ensued. On motion made by Matt Connell, seconded by Dave Johnson it was voted to recommend to the Board of Supervisors to deny the request to change the R-3 Zone of the Touzet property to a V-C Zone. (7-0).

Public Comment. None.

Adjournment.

There being no further business, on motion made by Dave Johnson, seconded by Chris Eckert it was voted to adjourn at 8:40p.m. (7-0).

Respectfully submitted,

Kathy Fisher
Acting Recording Secretary